

# **A G E N D A**

## **BUILDING COMMITTEE**

November 28, 2001  
11:00 A.M. Legal Conference Room  
Legal Division – 4<sup>th</sup> Floor Romney Building

## **STATE ADMINISTRATIVE BOARD**

December 4, 2001  
11:00 A.M. Senate Appropriations Room  
3<sup>rd</sup> Floor Capital

### **AWARD OF CONSTRUCTION CONTRACTS**

1. DEPARTMENT OF MANAGEMENT AND BUDGET, DIMONDALE – Secondary Governmental Complex – Energy Center - Expand Chilled Water System – Phase III  
File No. 071/00526.DCS – Index No. 11264  
Low Responsive Bidder: Clark Construction Company, Lansing; \$3,783,000.00
2. DEPARTMENT OF COMMUNITY HEALTH, YPSILANTI – Ypsilanti Regional Psychiatric Hospital – Demolition & Remediation – Phase II  
File No. 391/00190B.JAN – Index No. 53075  
Low Responsive Bidder: Richter's Contracting, Inc., Clinton Township; \$1,247,990.00

### **REVISIONS TO CONSTRUCTION CONTRACTS**

3. DEPARTMENT OF MANAGEMENT AND BUDGET, LANSING – Stevens T. Mason Building – Exterior Repairs/Window Replacement  
File No. 071/98319.EEW – Index No. 10950  
Western Waterproofing, Livonia; CCO No. 4, Incr. \$40,221.66
4. DEPARTMENT OF MANAGEMENT AND BUDGET, SAGINAW – Saginaw State Office Building – Building Renovations & Upgrade  
File No. 071/99070.JDM – Index No. 11153  
JR Heineman & Sons, Inc., Saginaw; CCO No. 7, Incr. \$79,304.99

### **LEASES FOR PRIVATE PROPERTY**

5. DEPARTMENT OF CONSUMER AND INDUSTRY SERVICES, MT. CLEMENS – New lease (#10969) from August 1, 2002, through July 31, 2012, with Macomb County, A Michigan Municipal corporation, One Main Street, Mt. Clemens, Michigan 48043, for 6,869 square feet of office space and 76 parking spaces located at 16-32 Market, Mt. Clemens. The annual per square foot rental rate for this space is \$16.75 (\$9,587.98 per month). This is a true gross lease, which includes all services. There are no adjustments. This space provides workstations for 7 employees and supercedes and cancels the present lease (#7377) at 10 North Gratiot Avenue, Mt. Clemens for 3,843 square feet. This lease has been approved by the Attorney General as to legal form. Source of Funds: 100% General Fund.

6. DEPARTMENT OF MANAGEMENT AND BUDGET, WASHINGTON D.C. – Renewal Sublease (#2445) from February 1, 2002, through January 31, 2008, with State Services Organization Inc., A District of Columbia Corporation, 444 North Capitol Street, North West, Suite 237, Washington D.C. 20001, for 2,217 square feet of office space located at 400-444 North Capitol Street North West, Suite 411, Washington D.C. The annual per square foot rental rate for this space is \$39.60 (\$7,316.10 per month). Effective February 1, 2007 through January 31, 2008, the annual per square foot rental rate for this space is \$41.10 (\$7,648.65 per month). Effective February 1, 2003, and every subsequent February 1st, the rental rate will increase by 2% on a cumulative and compounding basis. This space provides workstations for 3 employees. This lease contains a 120 day Legislative Restrictive Cancellation. This lease has been approved by the Attorney General as to legal form. Source of Funds: 29 % General Fund; 71% State Restricted Funds.
7. DEPARTMENT OF NATURAL RESOURCES, BLACK RIVER – New lease (#10951) from January 1, 2002, through December 31, 2003, with Gary Collins, A Married Man, 210 Locha Poka Drive, Maryville, Tennessee 37803, for 3,796 rentable square feet of warehouse space located at 5055 Barlow Road, Black River. The annual per square foot rental rate for this space is \$2.75 (\$869.90 per month). This rate does not include heating and cooling, exterior maintenance, janitorial including replacement of bulbs, snow removal, rubbish removal, pest control, telecommunications or alarm. Effective June 15, 2003, and every subsequent June 15, any increase or decrease in real estate taxes per annum will be adjusted and paid on a lump-sum basis. This lease contains two one-year renewal options at the same rental rate with continuation of above-stated adjustment provision. This lease supersedes and cancels a rental agreement entered into on September 1, 2001. This lease has been approved by the Attorney General as to legal form. Source of Funds: 70% Restricted Funds; 30% General Fund.

#### **ADDENDUM TO LEASE FOR PRIVATE PROPERTY**

8. DEPARTMENT OF TRANSPORTATION, BRIGHTON – Addendum #1 to lease (#10483) approved by the State Administrative Board on June 17, 1997, Item #16, between Fonda Place Partners, Ltd., as Lessor, and the State of Michigan, Department of Transportation, as Lessee, for space located at 10321 East Grand River, Suite 500, Brighton, Michigan. This addendum provides for extending the existing lease from July 9, 2002, for three years, five months, and twenty three days through December 31, 2005, and for an additional 3,671 square feet (total square feet 9,652) with an increase in the annual rental of \$55,872.64 per year (\$15.22 per square foot). The new total annual rental will be \$146,903.44 per year (\$15.22 per square foot) Effective July 9, 2002, through December 31, 2005, the new annual rental will be \$154,238.96, (\$15.98 per square foot), an increase of \$.76 per square foot. This addendum provides for two three-year renewal options with increases in the annual rental and continuation of the adjustment schedule. Effective January 1, 2006, through December 31, 2008, the new annual rental will be \$168,041.32 (\$17.41 per square foot), an increase of \$1.43 per square foot. Effective January 1, 2009, through December 31, 2011, the new annual rental will be \$183,195.00, (\$18.98 per square foot), an increase of \$1.57 per square foot. This addendum provides for an additional 18 (total 48) parking spaces and 8 additional (36 total) employees. This lease has been approved by the Attorney General as to legal form. Source of Funds: 91% Restricted General Funds; 9% General Fund.

9. DEPARTMENT OF CONSUMER AND INDUSTRY SERVICES, UNEMPLOYMENT AGENCY, ALMA – Addendum #1 to lease (#4607) approved by the State Administrative Board on March 3, 1981, Item #14, between City of Alma, A Municipal Corporation, as Lessor, and the State of Michigan, Department of Consumer and Industry Services, Unemployment Agency, as Lessee, for space located at 219 North State Street, Alma. This addendum provides for updating the Civil Rights text and for adding two one-year renewal options with an increase in the annual rental of \$20,048.96 per year (\$3.09 per square foot). The new total annual rental will be \$50,115.00 (\$7.71 per square foot). The annual rent for the second renewal option will be \$50,115.00 per annum adjusted by the 2002 Consumer Price Index. This addendum becomes effective upon the last State Governmental approval and continues to the termination date of the lease December 31, 2001, or any extension. This addendum has been approved by the Attorney General as to legal form. Source of Funds: 100% Federal.